

**PROPERTY OWNERS' ASSOCIATION
MANAGEMENT CERTIFICATE**
for
KINGSBROOK AT RIDGEVIEW HOMEOWNERS ASSOCIATION, INC.

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

The undersigned, being the Managing Agent of Kingsbrook at Ridgeview Homeowners Association, Inc., a non-profit corporation ("**Association**") organized and existing under the laws of the State of Texas, submits the following information pursuant to Section 209.004 of the Texas Property Code, which supersedes any Management Certificate previously filed by the Association:

1. Name of Subdivision: The name of the subdivision is Kingsbrook at Ridgeview.
2. Name of Association: The name of the Association is Kingsbrook at Ridgeview Homeowners Association, Inc.
3. Recording Data for the Subdivision:
 - a. Kingsbrook at Ridgeview, a subdivision in Collin County, Texas, more particularly described by metes and bounds in that Exhibit "A" attached to such document described below under 4a(1) and 4b(1) (and incorporated herein by reference), and all amendments and/or annexations thereto, if any.
4. Recording Data for the Declaration*:
 - a. Documents:
 - (1) Declaration of Covenants, Conditions and Restrictions for Kingsbrook at Ridgeview.
 - (2) First Amendment to the Declaration of Covenants, Conditions and Restriction for Kingsbrook at Ridgeview.
 - b. Recording Information:
 - (1) Collin County Clerk's File No. 99-0072946.
 - (2) Collin County Clerk's File No. 20200707001043200.
5. Name and Mailing Address of the Association: The name and mailing address of the Association is Kingsbrook at Ridgeview Homeowners Association, Inc., c/o Beverly Coghlan, 1024 S Greenville Ave., Ste. 230, Allen, TX 75013.
6. The Contact Information for the Association's Designated Representative: The contact information of the designated representative of the Association is:

Kingsbrook at Ridgeview Homeowners Association, Inc.
c/o Beverly Coghlan
1024 S Greenville Ave., Ste. 230
Allen, TX 75013
972.359.1548
managementcertificate@nmitx.com

7. The Association's Dedicatory Instruments are available to Members online at:
<https://neighborhoodmanagement.com>
8. The Amount and Description of the Fees and Other Charges Charged by the Association in Connection with a Property Transfer:

Description	Fee
Resale Certificate	\$ 350.00 (+ \$ 25.00 Homewise Fee)
Resale Update	Free up to 14 days From 14-180 days: \$ 100.00 (+ \$ 5.00 Homewise Fee)
Transfer Fee:	\$ 250.00
Refinance Fee	\$ 150.00
Rush Fee	\$ 75.00

For all resale and refinance information please go to <https://www.homewisedocs.com/>

Executed on this 25 day of October, 2021.

KINGSBROOK AT RIDGEVIEW HOMEOWNERS ASSOCIATION, INC.

By: Beverly Coghlan,
Managing Agent

By: Beverly Coghlan
Printed: Beverly Coghlan
Its: Agent

*This Management Certificate does not purport to identify every publicly recorded document affecting the Subdivision, or to report every piece of information pertinent to the Subdivision. Rather, the purpose of this Management Certificate is to provide information sufficient for a title company or others to correctly identify the Subdivision and to contact the Association. No person should rely on this Management Certificate for anything other than instructions for identifying and contacting the Association.

THE STATE OF TEXAS §
 §
COUNTY OF Collin §

BEFORE ME, the undersigned notary public, on this 25th day of October, 2021 personally appeared Beverly Coghlan, Community Manager of Neighborhood Management, Inc., Managing Agent for Kingsbrook at Ridgeview Homeowners Association, Inc., known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that s/he executed the same for the purpose and in the capacity therein expressed.

Deann Weeks
Notary Public in and for the State of Texas

